

BROWNFIELDS NEW HAMPSHIRE Success Stories



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Former Troy Mills, Troy

Success in Brownfields Assessment Grant and Covenant Programs

Overview

In 2003, the N.H. Department of Environmental Services (DES) completed a site investigation of the Troy Mills property in Troy. The site investigation was completed by a DES contractor for \$84,000, and included areas of environmental interest within the mill building, soils and groundwater investigations of the mill property.

The former Troy Mills manufacturing complex is located on a 19-acre parcel within the village of Troy, which was listed in 2002 as a National Historic District on the National Register of Historic Places. It includes a four-story main mill building with several one and two-story additions, and five storage buildings for a total of about 380,000 square feet of floor space. The South Branch of the Ashlot River flows across the site and beneath the northern portion of the main mill building. Areas to the west and south are generally grass covered with commanding views of nearby Mount Monadnock..

At A Glance:

Site Location: Within historic district of Troy village, N.H., with commanding views of nearby Mount Monadnock

Site Profile: Approximately 19 acres with about 380,000 square feet of floor space

Brownfields Financial Assistance: \$84,000 Brownfields Assessment Grant

History

The mill complex was owned and operated by Troy Mills, Inc. from 1865 to 2001. From the late 1890s until the 1930s, woolen horse blankets and coat linings were manufactured there. In the 1930s, production shifted to manufacturing non-woven fabrics for use in automobiles and other purposes. Troy Mills declared bankruptcy in 2001 and the extensive mill complex now sits mostly empty.



Floor space of former mill building.

Site Assessment

Relatively limited soil and groundwater contamination were identified on the 19-acre property, despite the concentration of industrial activity that took place over almost 150 years. Some areas of environmental concern were identified in interior locations of the mill building and will require cleanup. A limited area of hydraulic oil contaminated soil will also need to be remediated.



Mill property today.

Redevelopment Status

Given the size of the facility, the environmental contamination issues of the mill site are modest compared to other New England mills that have been successfully redeveloped. Nationwide Construction Consulting (NCC), the developer for the site, in partnership with the town of Troy, has produced a re-development plan for the site. While maintaining the history of woolen blankets and coat lining manufacturing, NCC hopes to construct modern loft condominiums within the shell of the centuries old industrial complex as well as retail shops, restaurants, a theater, offices, and covered parking. Once the required remediation is completed, this nearly 150 year old historic mill complex could become an economic boon for Troy and nearby communities.

A CONCEPTUAL PROPOSAL FOR THE REDEVELOPMENT OF

TROY MILLS



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